

## 4.2 LAND USE AND PLANNING

### 4.2.1 ENVIRONMENTAL SETTING

#### *EXISTING LAND USE*

##### *Project Area*

The project site is located through open space within the central portion of the Sunset Industrial Area (SIA) in the Industrial Core Planning Area. The SIA includes approximately 9,000 acres in unincorporated Placer County. Approximately two-thirds of the SIA is currently undeveloped or used for agricultural activities. Unincorporated Placer County lands, and the cities of Roseville, Rocklin, and Lincoln, border the SIA. The developed uses within the SIA generally consist of light and heavy industrial use, private and public utilities and services, and agricultural use. A majority of the industrial uses are currently located in the southeastern portion of the SIA in the general vicinity of Sunset Boulevard, Industrial Boulevard, and Cincinnati Avenue. Prominent existing facilities in the SIA include the Rio Bravo Biomass Power Plant, Western Regional Sanitary Landfill, Western Placer Waste Management Authority Material Recovery Facility, a formica plant, a cabinet shop, Doorcraft, Thunder Valley Casino, and Federal Express. Proposed and approved projects in the SIA include the Nichols Drive Industrial Park, Ace Hardware, Placer Corporate Center, Placer Industrial Park, and Sunset Industrial Park.

##### *Adjacent Land Uses*

**Figure 3-3** presents an aerial view of the proposed access road. The land immediately surrounding the project site is currently undeveloped and has historically been used for livestock grazing. **Figures 4.2-1** and **4.2-2** show panoramic views looking north, south, east, and west from the middle of the project site at the location of the well and pump. A description of adjacent land uses follows.

##### *North of the Project Site*

Areas to the north of the project site consist of incorporated areas of the City of Lincoln and unincorporated areas of Placer County. Current land uses in the unincorporated area consist of agricultural uses (primarily livestock grazing), a gaming and entertainment facility (Thunder Valley Casino), a wetland mitigation bank (Orchard Creek conservation area), and several heavy industrial uses along the northern side of Athens Avenue that include RMC Concrete, a towing yard, sludge dewatering facility, a concrete casting facility, pallet manufacturer, and a landscape rock material yard. Rural residential areas and vacant land are present farther north along or near Moore Road (**Figure 4.2-1**). The proposed 1,070-acre Lincoln Crossing project in the City of Lincoln is located adjacent to Industrial Avenue and north of the site.

Insert Figure 4.2-1 (Panoramic View Looking North and South)

Insert Figure 4.2-2 (Panoramic View Looking East and West)

The proposed Lincoln Crossing project consists of approximately 3,000 dwelling units, 44 acres of commercial uses, 78 acres of public uses, and 363 acres of open space, which includes an 18-hole golf course (Jennifer Raeia, City of Lincoln, pers. comm., 1997). Sparta Court, which serves as the entrance to the Rio Bravo 25-Megawatt Biomass Power Plant, is east of the project site.

#### *South of the Project Site*

Undeveloped lands used for grazing are located immediately south of the project site (**Figure 4.2-1**). For a distance of approximately 2 miles, lands south of the project site are within Placer County and more specifically within the portion of the SIA that is designated for industrial development. Predominant land uses within this area are undeveloped land, livestock grazing, and some developed industrial uses. Recently, the proposed Nichols Drive Industrial Park was approved by the County. It will be located directly south of the Placer Corporate Center.

The City of Roseville's city boundary is approximately 2 miles south of the project site. Current land uses include industrial uses, residential, pistachio orchards, livestock grazing, and undeveloped land. Industrial uses within approximately 4 miles of the project site consist of Albertson's Warehouse, NEC, and Hewlett Packard. Approved and proposed projects within the City of Roseville include the approved and developing Del Webb project (approximately 6 miles from the project site), portions of Phase I and II of the proposed North Roseville Specific Plan (approximately 4 miles from the project site), and Phase I of the proposed Villages at Blue Oaks (approximately 4 miles from the project site). The Del Webb project consists of approximately 3,500 dwelling units, 477 acres of parks and recreation uses, and 21 acres of commercial uses. The Phase I and II of the proposed North Roseville Specific consists of approximately 3,084 dwelling units, 38 acres of commercial uses, 4 acres of business professional uses, 210 acres of open space and park uses, and 42 acres of public uses. The Phase I of the proposed Villages at Blue Oaks consists of approximately 3,568 dwelling units, 27 acres of commercial, and 90 acres of park and recreation uses. In addition, the Roseville Galleria Mall is located approximately 5 miles south of the project site.

#### *East of the Project Site*

Vacant privately owned land currently used for grazing is located immediately east of the project site; farther east are parking lots for Thunder Valley Casino, and then the Union Pacific Railroad (UPRR) line (**Figure 4.2-2**) and Industrial Boulevard. Between Industrial Boulevard and Highway 65, the land is vacant. Rocklin City limits are located on the eastern side of Highway 65 and approximately one-half mile from eastern border of the project site. Unincorporated lands and the Rocklin City limits are located southeast of the project site.

The current land use east of the project site and within the City of Lincoln was generally undeveloped. However, this land is currently under development for the 5,700-acre Twelve Bridges (City of Lincoln) project consisting of approximately 9,775 dwelling units, 100 acres of commercial uses, 81 acres of

employment center uses, 88 acres of public uses, and 2,338 acres of open space and recreation uses (including three 18-hole golf courses).

Existing land uses within the City of Rocklin and within approximately 1 to 2 miles southeast of the project site include undeveloped land, livestock grazing, industrial uses, and developing residential areas of the Stanford Ranch area (City of Rocklin). The Sunset West project, also within the City of Rocklin, is located approximately 2 miles southeast of the project site. The Sunset West project will consist of approximately 3,081 dwelling units, 67 acres of commercial uses, 66 acres of industrial uses, 39 acres for schools, and 200 acres of open space and park uses.

Bickford Ranch is a 1,888 residential unit development with an 18-hole golf course, two clubhouses, and 9.7 acres of retail/office use. This approved development is located near the communities of Lincoln and Penryn near Highway 193 and Sierra College Boulevard. This development is located approximately five miles away from the Sunset-Athens Connector Road project area.

#### *West of the Project Site*

Areas to the west of the site consist of unincorporated areas of the County and include primarily open space, agricultural uses, industrial sites, and some rural residential areas (**Figure 4.2-2**). Other industrial uses to the west and southern side of Athens Avenue include the Western Regional Sanitary Landfill and the Western Placer Waste Management Authority Material Recovery Facility (at Fiddymont Road and Athens Avenue).

### **AGRICULTURAL LAND**

As described earlier, the project site is located within the SIA and further defined within the “Industrial Core Planning Area,” “Industrial Reserve Area,” “Sunset Boulevard Corridor West,” “Athens Avenue Industrial Area,” and “Orchard Creek Area.” A majority of the Industrial Core Planning Area is currently used for and is designated for industrial uses, including light manufacturing, warehousing, distribution, assembly, business support services, retail, and offices.

A recent trend in land use in California has been the loss of farmland and productive agricultural soils. The U.S. Department of Agriculture (USDA) and the California Department of Conservation (CDC) have become involved with analyzing farmland losses. In 1975, the USDA-SCS began a mapping program to produce agricultural resource maps based on soil quality and land use across the nation. In 1982, the State of California created the Farmland Mapping and Monitoring Program (FMMP) within the CDC to carry on the mapping activity from the USDA-SCS on a continuing basis (State of California, 1994).

The CDC’s FMMP categorizes land uses into eight categories: Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land,

and Other Land. The project site is located on lands identified as Grazing Land – land on which existing vegetation is suitable for grazing or browsing of livestock.

The California Land Conservation Act (LCA) of 1965, also known as the Williamson Act, is designed to preserve agricultural and open space lands by discouraging their premature and unnecessary conversion to urban uses. The project site is not designated as a Williamson Act property.

## 4.2.2 REGULATORY SETTING

This section discusses the relevant goals, policies, and ordinances for Placer County, including the relevant plans and policies for the Sunset Industrial Area (SIA). This section includes the pertinent environmental, fiscal, and financial issues in the two Memoranda of Understanding (MOUs): one between the United Auburn Indian Community and Placer County, and the other between the United Auburn Indian Community and City of Lincoln. In addition, the relevant goals, policies and zoning ordinances for the Cities of Roseville, Rocklin, and Lincoln are discussed.

### ***PLACER COUNTY***

#### ***Placer County General Plan***

The *Placer County General Plan* was adopted August 16, 1994, and serves as the overall guiding policy document for the unincorporated areas of Placer County. The plan includes general policy direction regarding the enhancement of conditions in the area of the project site by attracting future industrial, commercial, and recreation/entertainment uses.

**Figure 4.2-3** shows the existing SIA Plan designations. As shown in **Figure 4.2-3**, lands adjacent and to the north and west of the project site are designated as Industrial and Agricultural. Lands that are adjacent and to the east are designated Industrial up to the UPRR and Business Park between the UPRR and Highway 65. Lands to the south are designated Industrial.

The *Placer County General Plan* goals and policies relevant to the proposed project and the project's consistency with each goal and policy are presented below in **Table 4.2-1**. The goals and policies cover general land use, industrial land use, commercial land use, recreational land use, transportation and circulation, public facilities, infrastructures, services, natural resources, and agricultural land use. In some instances goal and/or policy language has been summarized to condense the information. As seen in the table the proposed project is consistent with the Placer County General Plan.

Insert Figure 4.2-3, Existing Sunset Industrial Area Plan Designations

**TABLE 4.2-1  
COMPARISON OF PLACER COUNTY GENERAL PLAN GOALS AND POLICIES TO PROPOSED PROJECT**

		<b>Is Project Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b><i>General Land Use</i></b>			
<b>Goal 1.A</b>	Promote wise, efficient and environmentally-sensitive use of Placer County lands.	<b>x</b>	
<b>Policy 1.A.1</b>	The County will promote the efficient use of land and natural resources.	<b>x</b>	
<b>Policy 1.A.3</b>	Promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.	<b>x</b>	
<b><i>Industrial Land Use</i></b>			
<b>Goal 1.E</b>	Designate land for and promote development of industrial uses to meet the present and future needs of Placer County residents for jobs and maintain economic vitality.	<b>x</b>	
<b>Policy 1 E.1</b>	Approve new industrial development that has: adequate infrastructure and services; convenient connections to the regional transportation network; sufficient buffering from residential areas to avoid impacts associated with noise, odors and the potential release of hazardous materials; minimal significant adverse environmental impacts; and minimal adverse effects on scenic routes, recreation areas and public vistas.	<b>x</b>	
<b>Policy 1 E.2</b>	Designate specific areas suitable for industrial development and reserve such lands in a range of parcel sizes to accommodate a variety of industrial uses.	<b>x</b>	
<b>Policy 1 E.3</b>	Until such time as a Joint Powers Agency (JPA) is created for the Sunset Industrial Area (see Policy 1.N.12), the County shall review all proposed development projects with the adjacent city and jointly prepare appropriate development infrastructure and public service standards for such projects (See also Policy 1.A.5).	<b>x</b>	
<b><i>Public/Quasi Public Facilities, Infrastructures</i></b>			
<b>Goal 1.F</b>	Designate adequate-sized, well-located areas for the development of public facilities to serve both community and regional needs.	<b>x</b>	
<b>Policy 1.F.1</b>	Encourage concentration of public and quasi-public facilities.	<b>x</b>	
<b>Policy 1.F.3</b>	Require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors and appearance do not adversely affect nearby land uses.	<b>x</b>	
<b><i>Recreation Land Use</i></b>			
<b>Goal 1.G</b>	Designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.	<b>x</b>	



		<b>Is Project Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b>Policy 1.G.4</b>	Support the development/relocation of a recreational/sports/fair complex ranging in size from 100 to 300 acres in the area generally west of Rocklin between Roseville and Lincoln.	<b>x</b>	
<b><i>Agricultural Land Use</i></b>			
<b>Policy 1.H.1</b>	Maintain agriculturally designated areas for agricultural uses and direct urban uses to designated urban growth areas and/or cities.	<b>x</b>	
<b>Policy 1.H.2</b>	Seek to ensure that new development and public works projects do not encourage expansion of urban uses into designated agricultural areas.	<b>x</b>	
<b>Policy 1.H.4</b>	Allow the conversion of existing agricultural land to urban uses only within community plan areas and within city spheres of influence where designated for urban development on the General Plan Land Use Diagram.	<b>x</b>	
<b>Policy 1.H.5</b>	Require development within, or adjacent to, designated agricultural areas to incorporate design, construction and maintenance techniques that protect agriculture and minimize conflicts with adjacent agricultural uses.	<b>x</b>	
<b>Policy 1.H.6</b>	Require new non-agricultural development immediately adjacent to agricultural lands to be designated to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non- agricultural uses	<b>x</b>	
<b><i>Open Space, Habitat and Wildlife Resources</i></b>			
<b>Policy 1.I.1</b>	Require that significant natural, open space and cultural resources be identified in advance of development and incorporated into site-specific development project designs.	<b>x</b>	
<b>Policy 1.I.2</b>	Require that development be planned and designed to avoid areas rich in wildlife or of a fragile ecological nature (e.g., areas of rare or endangered plant species, riparian areas).	<b>x</b>	
<b><i>Scenic Routes</i></b>			
<b>Goal 1.K</b>	Protect the visual and scenic resources of Placer County as important quality-of-life amenities for County residents and a principal asset of recreation and tourism.	<b>x</b>	
<b>Policy 1.K.3</b>	Require that new development in rural areas incorporates landscaping that provides a transition between the vegetation in developed areas and adjacent open space or undeveloped areas.	<b>x</b>	
<b>Policy 1.K.4</b>	Require that new development incorporates sound soil conservation practices and minimizes land alterations.	<b>x</b>	
<b>Policy 1.K.5</b>	Require that new roads, parking and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground and roadways and parking areas should be designed to fit the natural terrain.	<b>x</b>	
<b><i>Jobs-Housing Balance</i></b>			
<b>Policy 1.M.1</b>	Concentrate most new growth within existing communities emphasizing infill development, intensified use of existing development and expanded services, so individual communities become more complete, diverse and balanced.	<b>x</b>	

		<b>Is Project Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b><i>Economic Development</i></b>			
<b>Goal 1.N</b>	Maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Placer County residents and to expand the economic base to better serve the needs of residents.	<b>x</b>	
<b>Policy 1.N.2</b>	Encourage the retention, expansion and development of new businesses, especially those that provide primary wage-earner jobs, by designating adequate land and providing infrastructure in areas where resources and public facilities and services can accommodate employment generators.	<b>x</b>	
<b>Policy 1.N.3</b>	Protect the natural resources upon which the County's basic economy (i.e., recreation, forestry, agriculture, mining and tourism) is dependent.	<b>x</b>	
<b>Policy 1.N.4</b>	Focus economic development efforts on projects that will maximize long-term net revenues to the County.	<b>x</b>	
<b>Policy 1.N.10</b>	Support the development of primary wage earner job opportunities in the South Placer area to provide residents an alternative to commuting to Sacramento.	<b>x</b>	
<b><i>Development Form and Design</i></b>			
<b>Goal 1.O</b>	To promote and enhance the quality and aesthetics of development in Placer County.	<b>x</b>	
<b>Policy 1.O.1</b>	Require all new development to be designed in compliance with applicable provisions of the Placer County Design Guidelines Manual.	<b>x</b>	
<b>Policy 1.O.3</b>	Require that all new development be designed to be compatible with the scale and character of the area. Structures, especially those outside of village, urban and commercial centers, should be designed and located so that: (a) they do not silhouette against the sky above ridgelines or hilltops; (b) roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline; (c) they fit the natural terrain; and (d) they utilize building materials, colors and textures that blend with the natural landscape (i.e. avoid high contrast).	<b>x</b>	
<b>Policy 1.O.4</b>	Require that new rural and suburban development be designed to preserve and maintain the rural character and quality of the County.	<b>x</b>	
<b>Policy 1.O.9</b>	Discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.	<b>x</b>	
<b><i>Transportation and Circulation</i></b>			
<b><i>Streets and Highways</i></b>			
<b>Goal 3.A</b>	Provide for the long-range planning and development of the county's roadway system to ensure the safe and efficient movement of people and goods.	<b>x</b>	

		<b>Is Project Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b>Policy 3.A.1</b>	Plan, design, and regulate roadways in accordance with the functional classification system described in Part I of this <i>Policy Document</i> and reflected in the <i>Circulation Plan Diagram</i> .	<b>x</b>	
<b>Policy 3.A.2</b>	Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this Policy Document and, more specifically, in community plans and the County's Highway Deficiencies Report.	<b>x</b>	
<b>Policy 3.A.3</b>	Require that roadway rights-of-way be wide enough to accommodate the travel lanes needed to carry long-range forecasted traffic volumes (beyond 2010), as well as any planned bikeways and required drainage, utilities, landscaping, and suitable separations.	<b>x</b>	
<b>Policy 3.A.4</b>	On arterial roadways and thoroughfares, intersection spacing should be maximized. Driveway encroachments along collector and arterial roadways shall be minimized.	<b>x</b>	
<b>Policy 3.A.5</b>	Through-traffic shall be accommodated in a manner that discourages the use of neighborhood roadways, particularly local streets. This through-traffic, including through truck traffic, shall be directed to appropriate routes in order to maintain public safety and local quality of life.	<b>x</b>	
<b>Policy 3.A.6</b>	The County shall require all new development to provide off-street parking, either on-site or in consolidated lots or structures.	<b>x</b>	
<b>Policy 3.A.7</b>	Develop and manage its roadway system to maintain the following minimum levels of service (LOS): (a) LOS "C" on rural roadways, except within one-half mile of state highways where the standard shall be LOS "D"; (b) LOS "C" on urban/suburban roadways except within one-half mile of state highways where the standard shall be LOS "D".	<b>x</b>	
<b>Policy 3.A.8</b>	The County's level of service standards for the State highway system shall be no worse than those adopted in the Placer County Congestion Management Program (CMP).	<b>x</b>	
<b>Policy 3.A.9</b>	Work with neighboring jurisdictions to provide acceptable and compatible levels of service and joint funding on the roadways that may occur on the circulation network in the Cities and the unincorporated area.	<b>x</b>	
<b>Policy 3.A.10</b>	Strive to meet the level of service standards through a balanced transportation system that provides alternatives to the automobile.	<b>x</b>	
<b>Policy 3.A.11</b>	Plan and implement a complete road network to serve the needs of local traffic. This road network shall include roadways parallel to regional facilities so that the regional roadway system can function effectively and efficiently. Much of this network will be funded and/or constructed by new development.	<b>x</b>	
<b>Policy 3.A.12</b>	Require an analysis of the effects of traffic from all land development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others.	<b>x</b>	
<b>Policy 3.A.13</b>	Secure financing in a timely manner for all components of the transportation system to achieve and maintain adopted level of service standards.	<b>x</b>	
<b>Policy 3 A.14</b>	Assess fees on new development sufficient to cover the fair share portion of that development's impacts on the local and regional transportation system.	<b>x</b>	

		<b>Is Project Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b>Policy 3.A.15</b>	Placer County shall participate with other jurisdictions and Caltrans in the planning and programming of improvements to the State Highway system, in accordance with state and federal transportation planning and programming procedures, so as to maintain acceptable levels of service for Placer County residents on all State Highways in the county.	<b>x</b>	
<b>Policy 3.A.16</b>	Placer County shall recommend that a ramp-metering program for the 1-80 corridor between Auburn and the Sacramento County line be included in the next Regional Transportation Plan (RTP) prepared by the Placer County Transportation Commission (PCTC).	<b>x</b>	
<b>Public Facilities and Services</b>			
<b><i>General Public Facilities and Services</i></b>			
<b>Goal 4.A</b>	To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.	<b>x</b>	
<b>Policy 4.A.1</b>	Where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary.	<b>x</b>	
<b>Policy 4.A.2</b>	Ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met: (a) The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and (b) The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.	<b>x</b>	
<b>Policy 4.A.4</b>	Require proposed new development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding.	<b>x</b>	
<b><i>Public Facilities and Services Funding</i></b>			
<b>Goal 4.B</b>	To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.	<b>x</b>	
<b>Policy 4.B.1</b>	Require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g. low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues).	<b>x</b>	
<b>Policy 4.B.2</b>	Require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development.	<b>x</b>	

		<b>Is Project Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b>Policy 4.B.3</b>	Require, to the extent legally possible, that new development pay the cost of providing public services that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g. low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. This includes working with the cities to require new development within city limits to mitigate impacts on countywide facilities and services.	<b>x</b>	
<b>Policy 4.B.4</b>	The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the county.	<b>x</b>	
<b><i>Water Supply and Delivery</i></b>			
<b>Policy 4.C.6</b>	The County shall promote efficient water use and reduced water demand.	<b>x</b>	
<b>Policy 4.C.7</b>	The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.	<b>x</b>	
<b>Policy 4.C.11</b>	The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds.	<b>x</b>	
<b><i>Sewage Collection, Treatment, and Disposal</i></b>			
<b>Goal 4.D</b>	Ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste	<b>x</b>	
<b>Policy 4.D.3</b>	Discourage extension of sewer service outside of city spheres of influence and community plan areas, except in limited circumstances to resolve a public health hazard resulting from existing development, or where there is a substantial overriding public benefit.	<b>x</b>	
<b>Policy 4.D.4</b>	Promote efficient water use and reduced wastewater system demand.	<b>x</b>	
<b><i>Stormwater Drainage</i></b>			
<b>Goal 4.E</b>	To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment.	<b>x</b>	
<b>Policy 4.E.1</b>	Encourage the use of natural stormwater drainage systems to preserve and enhance natural features.	<b>x</b>	
<b>Policy 4.E.3</b>	Consider using stormwater of adequate quality to replenish local groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands.	<b>x</b>	
<b>Policy 4.E.4</b>	Ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual.	<b>x</b>	
<b>Policy 4.E.5</b>	Continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance.	<b>x</b>	

		<b>Is Project Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b>Policy 4.E.6</b>	Continue to support the programs and policies of the watershed flood control plans developed by the Flood Control and Water Conservation District.	<b>x</b>	
<b>Policy 4.E.7</b>	Prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards.	<b>x</b>	
<b>Policy 4.E.10</b>	Strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs).	<b>x</b>	
<b>Policy 4.E.11</b>	Require new development to adequately mitigate increases in stormwater peak flows and/or volume. Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County.	<b>x</b>	
<b>Policy 4.E.12</b>	Encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions.	<b>x</b>	
<b>Policy 4.E.13</b>	The County shall require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District	<b>x</b>	
<b>Policy 4.E.14</b>	Require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.	<b>x</b>	
<b>Policy 4.E.15</b>	Identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District).	<b>x</b>	
<b>Law Enforcement</b>			
<b>Policy 4.H.2</b>	The County Sheriff shall strive to maintain the following average response times for emergency calls for service: <ul style="list-style-type: none"> <li>▪ 6 minutes in urban areas</li> <li>▪ 8 minutes in suburban areas</li> <li>▪ 15 minutes in rural areas</li> <li>▪ 20 minutes in remote rural areas</li> </ul>	<b>x</b>	
<b>Policy 4.H.5</b>	Consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design.	<b>x</b>	
<b>Fire Protection Services</b>			
<b>Goal 4.I</b>	To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.	<b>x</b>	

		<b>Is Project Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b>Policy 4.I.1</b>	Encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings): <ul style="list-style-type: none"> <li>ISO 4 in urban areas</li> <li>ISO 6 in suburban areas</li> <li>ISO 8 in rural areas</li> </ul>	<b>x</b>	
<b>Policy 4.I.2</b>	Encourage local fire protection agencies in the county to maintain the following standards (expressed as average response times to emergency calls): <ul style="list-style-type: none"> <li>4 minutes in urban areas</li> <li>6 minutes in suburban areas</li> <li>10 minutes in rural areas</li> </ul>	<b>x</b>	
<b>Policy 4.I.9</b>	Ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.	<b>x</b>	
<b>Recreational and Cultural Resources</b>			
<i>Private Recreational Facilities and Opportunities</i>			
<b>Goal 5.B</b>	Encourage development of private recreational facilities	<b>x</b>	
<b>Policy 5.B.1</b>	Encourage development of private recreational facilities to reduce demands on public agencies.	<b>x</b>	
<b>Natural Resources</b>			
<i>Water Resources</i>			
<b>Goal 6.A</b>	To protect and enhance the natural qualities of Placer County's streams, creeks, and groundwater.	<b>x</b>	
<b>Policy 6.A.5</b>	Continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of best management practices for agricultural activities.	<b>x</b>	
<b>Policy 6.A.7</b>	Discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian habitat.	<b>x</b>	
<b>Policy 6.A.9</b>	Require that newly-created parcels include adequate space outside of watercourse's setback areas to ensure that property owners will not place improvements (e.g., pools, patios, and appurtenant structures), within areas that require protection.	<b>x</b>	
<i>Wetland and Riparian Areas</i>			
<b>Goal 6.B</b>	To protect wetland communities and related riparian areas throughout Placer County as valuable resources.	<b>x</b>	

		<b>Is Project Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b>Policy 6.B</b>	Support the “no net loss” policy for wetland areas regulated by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that appropriate mitigation measures and the concerns of these agencies are adequately addressed.	<b>x</b>	
<b>Policy 6.B.2</b>	Require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve “no net loss” through any combination of the following, in descending order of desirability: (1) avoidance; (2) where avoidance is not possible, minimization of impacts on the resource; or (3) compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas.	<b>x</b>	
<b>Policy 6.B.3</b>	Discourage direct runoff of pollutants and siltation into wetland areas from outfalls serving nearby urban development. Development shall be designed in such a manner that pollutants and siltation will not significantly adversely affect the value or function of wetlands.	<b>x</b>	
<b>Policy 6.B.5</b>	Require development that may affect a wetland to employ avoidance, minimization, and/or compensatory mitigation techniques.	<b>x</b>	
<b>Agricultural and Forestry Resources Element Goals and Policies</b>			
<b><i>Agricultural Land Use</i></b>			
<b>Goal 7.A</b>	To provide for the long-term conservation and use of agriculturally-designated lands.	<b>x</b>	
<b>Policy 7.A.1</b>	Protect agriculturally-sensitive areas from conversion to non-agricultural uses.	<b>x</b>	
<b>Policy 7.A.2</b>	Ensure that unincorporated areas within city spheres of influence that are designated for agricultural uses are maintained in large parcel sizes of 10-acre minimums or larger.	<b>x</b>	
<b>Policy 7.A.8</b>	Encourage infill development in urban areas as an alternative to expanding urban boundaries into agricultural areas.	<b>x</b>	
<b><i>Agricultural Land Use Conflicts</i></b>			
<b>Goal 7.B</b>	To minimize existing and future conflicts between agricultural and non-agricultural uses in agriculturally-designated areas.	<b>x</b>	
<b>Policy 7.B.1</b>	The County shall identify and maintain clear boundaries between urban/suburban and agricultural areas and require land use buffers between such uses where feasible. These buffers shall occur on the parcel for which the development permit is sought and shall favor protection of the maximum amount of farmland.	<b>x</b>	



### ***Placer County Zoning***

The project site is zoned “Industrial Park-Combining Design Scenic Corridor (INP-DC)”; “Farm-Combining Development Reserve- Combining Minimum Building Site of 160 acres (F-DR-B-X-160); General Commercial-Combining Use Permit Required- Combining Design Scenic Corridor (C2-UP-DC); Industrial-Combining Design Scenic Corridor (IN-DC) and Industrial Park-Combining Design Scenic Corridor- Combining Flood Hazard (INP-DC-FH). Zoning to the north of the project site is (IN-DC and INP-DC) and zoning to the west of the project site is F-DR-B-X-160, lands to the south and east are zoned INP-DC, INP-DC-FH, and F-DR-B-X-160.

Combining zone districts were created to address special needs or characteristics of the area. The following combining zone districts provide additional standards related to, but not limited to, potential land use conflicts created flooding, or other characteristics. The following is a description of the function of the relevant combining zone districts:

Design Scenic Corridor (DC) - Provides special regulations to:

- Protect and enhance the aesthetic character of lands and buildings within public view.
- Protect historic buildings; minimize adverse effects of conflicting land uses.
- Provide special project review procedures for lands and uses which require special attention to landscaping, circulation, and/or energy conservation.

Flood Hazard (FH) - Identifies areas where hazards to life or property exist because of the potential for inundation by a 100-year frequency flood.

Development Reserve (DR) – Provides for the future development of limited residential, commercial or industrial uses in areas that are identified by the general plan. Land Use Permit Requirements are authorized only through the approval of a specific plan that addresses effects of the proposed project upon land use, population density, transportation and circulation, drainage and flood control, forest and wildlife conservation, pollution control, sewers, community design, water supply, recreation, and schools. Development Standards are subject to the development standards required by the applicable specific plan (Placer County, March 2004)

Use Permit Required (UP) – Identifies sensitive areas of Placer County where any proposed use or development will raise significant land use policy issues and/or community concerns and, therefore, should not be considered for approval or disapproval without the level of public participation and review afforded by the conditional or minor use permit process. Combining District Requirements conditional or minor use permit approval shall be required for all uses (Placer County, March 2004)

### ***Sunset Industrial Area***

The project site is within the central region of the Sunset Industrial Area (SIA) (**Figure 4.2-4**). The SIA was specifically set aside for industrial development and a SIA Plan was adopted by the County based on an EIR that addressed issues affecting the development (Placer County, 1997). These issues included the lifting of constraints on new development, encroachment of incompatible uses, the need to improve

the area's infrastructure, a streamlining of the land development review process and the need to develop consistent land development standards. As described in the SIA Plan, *"The successful development of this area will contribute to the South Placer County economy as the area continues to grow and the need for local, high quality employment opportunities increases."*

The unique SIA Plan goals and policies relevant to the proposed project not covered by the *Placer County General Plan*, and the project's consistency with each goal and policy, are presented in **Table 4.2-2**. The goals and policies cover general land use, industrial land use, commercial land use, sewage collection, treatment and disposal, stormwater drainage, and economic development. In some instances goal and/or policy language has been summarized to condense the information. As illustrated in **Table 4.2-2**, the project is consistent with the goals and policies of the SIA Plan. A computerized demand model was used in conjunction with anticipated land development by the year 2015 to develop a Capital Improvement Program. This plan identified several roadways needing improvements to serve the proposed land uses within the SIA Plan area by the year 2015. The proposed project was identified in the Capital Improvement Program.

The *Sunset Industrial Area Plan* designates the proposed project area as "Industrial" and "Commercial", and the project area is zoned "Industrial Park – Combining Design Scenic Corridor (INP-DC)", "Farm-Combining Development Reserve-Combining Minimum Building Site of 160 acres (F-DR-B-X-160)," and "General Commercial-Combining Use Permit Required-Combining Design Scenic Corridor (C2-UP-DC)."

The SIA Plan is not intended to be a general plan, but instead an "area plan" prepared for the purpose of refining and implementing the goals and policies of the Placer County General Plan. The SIA Plan is divided into eleven "planning areas." The project site is located within the following planning areas: "Athens Avenue Industrial Area," "Orchard Creek Area," "Industrial Core Area," "Industrial Reserve Area," and "Sunset Boulevard Corridor West" (**Figure 4.2-4**). The designated land use for the project area and immediate vicinity is "industrial," and allowed uses include all types of manufacturing and processing, business support services, retail and service commercial, and public utilities (Placer County, 1997). Additional development standards exist within the SIA Plan for each planning area. **Figure 4.2-5** shows the existing zoning classifications.

Insert Figure 4.2-4 (Sunset Industrial Area Map)

Insert Figure 4.2-5, Existing Zoning

**TABLE 4.2-2  
COMPARISON OF SUNSET INDUSTRIAL AREA PLAN GOALS AND POLICIES TO PROPOSED PROJECT**

		<b>Project is Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b><i>General Land Use</i></b>			
<b>Goal 1.A</b>	Promote wise, efficient and environmentally-sensitive use of the Sunset Industrial Area.	<b>x</b>	
<b>Policy 1.A.1</b>	Protect the Sunset Industrial Area from encroachment by incompatible uses.	<b>x</b>	
<b>Policy 1.A.2</b>	Encourage industries which are compatible with the established industrial firms in the area.	<b>x</b>	
<b>Policy 1.A.3</b>	Maintain strong design review standards to insure attractive industrial development.	<b>x</b>	
<b>Policy 1.A.4</b>	Encourage the development of a diverse and compatible range of employee-generating uses.	<b>x</b>	
<b>Policy 1.A.5</b>	The Sunset Industrial Area shall be dominated by an industrial land inventory.	<b>x</b>	
<b>Policy 1.A.7</b>	The <i>Sunset Industrial Area Plan Land Use Diagram</i> shall insure that proposed land uses are compatible with existing and planned adjacent uses, including established industrial firms in both the Sunset Industrial Area and in the surrounding cities.	<b>x</b>	
<b>Policy 1.A.9:</b>	The County shall seek to protect the industrial, commercial, professional and agricultural uses in the Sunset Industrial Area from encroachment by incompatible uses from the surrounding cities and from the unincorporated area development.	<b>x</b>	
<b><i>Industrial Land Use</i></b>			
<b>Goal 1.B</b>	Designate land for and promote development of industrial uses to meet the present and future needs of Placer County residents for jobs and maintain economic vitality.	<b>x</b>	
<b>Policy 1.B.4</b>	The Country shall encourage the establishment of industries which include significant numbers of primary wage earner jobs and which are based upon the manufacture, distribution and/or sale of goods and services provided by businesses within the Sunset Industrial Area.	<b>x</b>	
<b><i>Commercial and Office/Professional Land Uses</i></b>			
<b>Goal 1.C</b>	To provide goods and services to the Sunset Industrial Area.	<b>x</b>	
<b>Policy 1.C.1</b>	Commercial development in the Sunset Industrial Area shall emphasize the provision of highway services for S.R. 65 and goods and services for the Sunset Industrial Area employers and employees.	<b>x</b>	
<b>Policy 1.C.3</b>	The County shall require that new commercial development be designed to encourage and facilitate pedestrian circulation within and between commercial sites.	<b>x</b>	
<b><i>Transportation and Circulation</i></b>			
<b>Goal 2.A</b>	To develop a balanced land use and transportation plan which adequately serves the plan area.	<b>x</b>	
<b>Policy 2.A.1</b>	Approve land uses which are consistent with the capacities of transportation facilities.	<b>x</b>	
<b>Goal 2.B</b>	To establish a safe, efficient and adequate transportation system to serve the needs of the plan area.	<b>x</b>	

		<b>Project is Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b>Policy 2.B.1</b>	Maintain a level “C” service standard on plan area roadways. Exceptions to level of service “C” will be allowed at locations within on-half mile of State highways where the standard shall be level of service “D”. Other exceptions may be appropriate on a case-by-case basis where specific factors shall be considered (see policy 3.A.7 of the <i>Countywide General Plan – Policy Document</i> ).	<b>x</b>	
<b>Policy 2.B.3</b>	Determine traffic and circulation impacts and identify appropriate mitigation measures for proposed land development projects.	<b>x</b>	
<b>Policy 2.B.5</b>	Require applicants, who are not required to obtain discretionary permits, to prepare a traffic analysis documenting impacts from their project on the transportation system, including impacts on the offsite road network and offsite intersections. Require applicants to mitigate the impacts identified in the traffic analysis in order to maintain consistency with the goals and policies of this plan.	<b>x</b>	
<b>Policy 2.B.6</b>	Require new development to fund their fair share of roadway improvements necessary to maintain acceptable levels of service.	<b>x</b>	
<b>Policy 2.B.8</b>	Prohibit new at-grade intersections on Highway 65.	<b>x</b>	
<b>Policy 2.B.10</b>	Require dedication of right-of-way for future roadway improvements as part of the land development process.	<b>x</b>	
<b>Goal 2.C</b>	To maximize roadway capacities to match existing and projected traffic levels.	<b>x</b>	
<b>Policy 2.C.1</b>	Promote the use of transportation systems management (TSM) programs directed at increasing the efficiency of the transportation system, and require proposed developments to meet the County’s adopted trip reduction ordinance (TRO) aimed at increasing average vehicle ridership.	<b>x</b>	
<b>Policy 2.C.2</b>	The County shall promote the use of transportation systems management programs that divert automobile commute trips to transit, walking, and bicycling. At a minimum, such programs shall include requirements for the provision of sidewalks and right-of-way for bike trails on those roads that provide linkages to residential areas to the north, south and east of the plan area boundaries (e.g., Sunset Boulevard, Industrial Boulevard, and Foothills Boulevard).	<b>x</b>	
<b>Goal 2.D</b>	To plan for additional roadway facilities needed to accommodate long-term growth.	<b>x</b>	
<b>Policy 2.D.2</b>	Preserve right-of-way for a potential extension of Sunset Boulevard as an east-west facility to link western Placer County with Sutter County and Sacramento County.	<b>x</b>	
<b>Policy 2.D.3</b>	Preserve right-of-way for a potential extension of Foothill Boulevard and a similar parallel road to the west of the Foothill extension, as north-south facilities to link the Sunset Industrial Area to the Cities of Lincoln and Roseville.	<b>x</b>	
<b><i>Sewage Collection, Treatment, and Disposal</i></b>			
<b>Goal 3.D</b>	Ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste	<b>x</b>	
<b>Policy 3.D.2</b>	The County shall encourage pretreatment of commercial and industrial wastes prior to their entering community collection and treatment systems.	<b>N/A</b>	
<b>Policy 3.D.4</b>	Where possible, the County shall require existing industrial uses which utilize onsite sewage disposal systems to covert to a publicly-treated sewage disposal system when such utilities are readily available to the site.	<b>N/A</b>	

		<b>Project is Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b><i>Stormwater Drainage</i></b>			
<b>Goal 3.E</b>	To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment.	<b>x</b>	
<b>Policy 3.E.2</b>	The County shall support efforts to set aside land for drainage or other public uses of floodplains through the use of setbacks and common area lots, or by obtaining easements for drainage and other public uses of floodplains.	<b>x</b>	
<b>Policy 3.E.3</b>	The County shall protect floodplains and stream channels as critical recharge areas to replenish local groundwater basins, and to protect and/or restore wetlands and riparian habitats, and irrigate agricultural lands.	<b>x</b>	
<b>Policy 3.E.4</b>	The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's <i>Stormwater Management Manual</i> and the <i>County Land Development Manual</i> . The County shall further require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.	<b>x</b>	
<b>Policy 3.E.5</b>	The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff.	<b>x</b>	
<b>Policy 3.E.7</b>	The County shall require that new development adequately mitigate increases in stormwater peak flows and/or volume to pre-project levels.	<b>x</b>	
<b>Policy 3.E.8</b>	The County shall mitigate the potential contamination of surface waters, from urban development runoff, through the use of appropriate and feasible mitigation measures.	<b>x</b>	
<b>Policy 3.E.9</b>	The County shall encourage project designs that minimize drainage concentrations and impervious coverage. To the extent feasible, the County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors.	<b>x</b>	
<b>Policy 3.E.11</b>	The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, the cities in the county, and other public agencies in planning and implementing regional flood control improvements.	<b>x</b>	
<b><i>Water Resources</i></b>			
<b>Goal 4.D</b>	To protect and enhance the natural qualities of the Sunset Industrial Area's perennial and ephemeral streams and groundwater.	<b>x</b>	
<b>Policy 4.D.6</b>	The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect streams from the adverse effects of construction activities and urban runoff.	<b>x</b>	
<b>Policy 4.D.8</b>	The County shall discourage grading activities past October 15 of each year, unless such activities are adequately mitigated to avoid impacts during the rainy season, including but not limited to sedimentation of streams and damage to riparian habitat.	<b>x</b>	
<b>Policy 4.D.10</b>	The County shall encourage the protection of floodplain lands and where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access and recreation.	<b>x</b>	

		<b>Project is Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b>Policy 4.D.11</b>	New development shall demonstrate to both the County and the Central Valley Regional Water Quality Control Board (Regional Water Board) complete compliance with the provisions of a General Construction Storm Water Discharge NPDES permit authorized and approved by the Regional Water Board, if required for development. Compliance may include a written detailed Storm Water Pollution Prevention Plan (SWPPP) and Monitoring Program (required by the NPDES permit). If special discharge limitations are imposed upon the project applicants by the Regional Water Board, these limitations shall be adhered to. If appropriate to the individual project, the applicant shall demonstrate to the County and the Regional Water Board that the required Water Quality Certification has been approved by the Regional Water Board and that the appropriate best management practices for control of erosion and sedimentation will be incorporated into construction activities.	<b>x</b>	
<b>Policy 4.D.12</b>	If the need arises to discharge construction-related dewatering wastewaters, the County shall require new development to demonstrate to the satisfaction of the County and the Regional Water Board their complete compliance with the provisions of a General Permit for Dewatering and Other Low Threat Discharges to Surface Waters (Dewatering General NPDES permit) authorized and approved by the Regional Water Board. Compliance shall include a monitoring and reporting program, and shall include Best Management Practices capable of achieving the effluent limitations described in the permit.	<b>x</b>	
<b>Policy 4.D.13</b>	The County shall require that project applicants for future industrial developments within the SIA apply for a General Industrial Stormwater Permit from the Central Valley Regional Water Quality Control Board for any discharges into area surface waters.		
<b>Policy 4.D.14</b>	The County shall require that project applicants for future industrial developments consult with the Central Valley Regional Water Quality Control Board to determine specific Waste Discharge Requirements for each facility.	<b>x</b>	
<b>Safety</b>			
<b>Goal 7.A</b>	To protect the lives and property of the employees, patrons, business owners and property owners who work or own property within the Sunset Industrial Area.	<b>x</b>	
<b>Policy 7.A.1</b>	The County shall ensure that the siting of critical emergency response facilities such as fire stations, sheriff's offices and substations, dispatch centers, emergency operations centers, and other emergency service facilities and utilities have minimal exposure to flooding, seismic and geologic effects, fire, and explosions.	<b>x</b>	
<b>Policy 7.A.2</b>	The County shall ensure that adequate facilities are constructed, and that an adequate level of services are provided, to protect the public's health and safety for those who work, reside, or conduct business within the Sunset Industrial Area.	<b>x</b>	
<b>Goal 7.B</b>	To protect the lives and property of the citizens of Sunset Industrial Area from hazards associated with development in floodplains and manage floodplains for their natural resource values.	<b>x</b>	
<b>Policy 7.B.1</b>	The County shall require that arterial roadways and expressways, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event.	<b>x</b>	



		<b>Project is Consistent?</b>	
<b>Number</b>	<b>Summarized Goal/Policy</b>	<b>Yes</b>	<b>No</b>
<b>Policy 7.B.2</b>	The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions.	<b>x</b>	
<b>Policy 7.B.3</b>	The County shall attempt to maintain natural conditions within the 100-year floodplain of all streams and drainage-ways except under the following circumstances: a) Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or b) When facilities for the treatment of urban runoff are best located in the floodplain, and where the disturbance of riparian vegetation is minimized.	<b>x</b>	
<b><i>Economic Development</i></b>			
<b>Goal 8.A</b>	The County shall encourage the retention, expansion, and development of new businesses in the Sunset Industrial Area.	<b>x</b>	
<b>Policy 8.A.3</b>	The County shall encourage flexibility in development standards to accommodate uses that provide a substantial economic benefit to the community.	<b>x</b>	
<b>Policy 8.A.7</b>	The County shall encourage the continued diversification of the Sunset Industrial Area's economy by encouraging the establishment of a wide range of businesses including service industries, entertainment industries, and tourist recreation industries.	<b>x</b>	

### 4.2.3 IMPACTS AND MITIGATION MEASURES

#### ***SIGNIFICANCE CRITERIA***

The land use analysis presented below evaluates the environmental impacts of the proposed project.

An impact would be considered significant if it caused a substantial adverse change in the physical conditions of the environment. The significance criteria was drawn from the CEQA Guidelines Appendix G and any criteria set forth in Appendix G but not listed here have been determined to be inapplicable for this project because impacts to recreation, population, and housing would not be impacted by the proposed project, as these resources are not present in the project area. A significant impact would result in land uses that are incompatible with existing and planned land uses in or surrounding the project site, or if it would result in an inconsistency with Placer County land use and agricultural designations, goals, or policies. In addition, an impact would also be considered significant if it would result in the loss of prime agricultural land (as designated by the California Department of Conservation) or impair the agricultural productivity of prime or active agricultural land.

Potential land use conflicts or incompatibility with adjacent areas are sometimes the result of environmental effects, such as the generation of noise or objectionable odors. Noise, traffic, light/glare and public service-related effects of the proposed project to nearby communities in Placer County and the cities of Roseville, Rocklin, and Lincoln are discussed in detail in other relevant sections of the EIR.

Comments received on the Notice of Preparation pertaining to land use and planning concerns are addressed in the section below. Appendix A includes the Notice of Preparation and comment letters received as a result of its publication and distribution.

## ***IMPACT STATEMENTS AND MITIGATION MEASURES***

### **Impact**

**4.2.1 Development of the proposed project would be consistent with the Placer County General Plan, Sunset Industrial Area Plan, and the Placer County Zoning Ordinance. The “Industrial” designation of the property allows the land uses proposed by the project. Based on the existing and planned surrounding land uses (i.e., industrial, business park, open space), no land use conflicts are anticipated. This would be a less than significant impact.**

The proposed project is consistent with zoning per the Placer County Zoning Ordinance Section 17.02.050(C)(1). The proposed project will be consistent with the goals, objectives, and policies of the Placer County General Plan. **Table 4.2-1** presents a summary of the Placer County General Plan land use goals and policies and the proposed project’s consistency with these goals and policies.

The proposed project facilitates convenient connections to the regional transportation network and minimal significant environmental impacts after mitigation (Industrial Land Use Policy 1.E.1). Although the proposed project would convert lands that are currently used for agriculture to urban uses, the community plan area (SIA) has been designated for industrial development (Agricultural Land Use Policy 1.H.4). As such, the project is not converting lands designated for agricultural uses (Agricultural and Forestry Resources Goal 7.A). The design of the proposed project is sensitive to the scenic route policies by limiting cut and fill and grading on-site (Scenic Routes Policy 1.K.4).

The purpose of the design review combining districts (including the design scenic corridor zone) is to provide special regulations to protect and enhance the aesthetic character of lands and buildings within public view; to protect historic buildings; to minimize any adverse impacts of conflicting land uses; to enhance tourism through the protection of lands and buildings having unique aesthetic characteristics; and to provide special project review procedures for lands and uses which by their nature require special attention to landscaping, circulation, and/or energy conservation. The project site was previously devoid of lands or historic buildings with unique aesthetic characteristics. It has never been developed, and is currently vacant land used for cattle grazing. The land is flat, and is covered with annual grasses. There are no trees or structures on the site, with the exception of a row of power poles that traverse the western end of the site and a row of eucalyptus trees on the northern end of the site. The proposed project will share common characteristics and will not be of greater intensity, density, or generate more environmental impact than those uses listed in the “Industrial Park” (INP) “Farm (F), “Industrial” (IN), and “General Commercial” (C2) zoning districts.

The proposed project will not generate more environmental impacts than other uses specifically allowed in the Industrial Park (INP), “Farm” (F), “Industrial” (IN), and “General Commercial” (C2) zoning districts. Many manufacturing and processing uses allowed in this zoning district can be potentially harmful to the environment. These uses include chemical products manufacturing, electric generating plants, machinery manufacturing, metal products fabrication, petroleum refining, and weapons manufacturing. Each of these uses can have impacts to air quality, water quality, hazardous materials, and noise. No manufacturing will take place on site. Therefore, the potential for impacts from the byproducts of the manufacturing process are eliminated.

For the reasons stated above, the Proposed Project is consistent with zoning per the Placer County Zoning Ordinance Section 17.02.050(C)(1).

#### **Mitigation Measure**

No mitigation is required.

#### **Impact**

##### **4.2.2 The proposed road would provide access through currently undeveloped lands. This would be a less-than-significant impact.**

The proposed road would be constructed on land designated for industrial or commercial uses in the Placer County General Plan. The alignment would be constructed on land designated Industrial Park, Combining Design Scenic Corridor (INP-DC); General Commercial, Combining Use Permit Required, Combining Design Scenic Corridor (C2-UP-DC); Industrial Combining Design Scenic Corridor (IN-DC); Industrial Park, Combining Design Scenic Corridor, Combining Flood Hazard (INP-DC-FH) and Farm, Combining Development Reserve, Combining Minimum Building Site of 160-acres (F-DR-B-X-160) in the Placer County Zoning Ordinance. This alignment is within the SIA’s Industrial Core, Industrial Reserve, and Sunset Boulevard Corridor West Planning Areas. Furthermore, this roadway is an integral planning feature of the Sunset Industrial Area Plan and Placer County General Plan. Impacts from development in the Sunset Industrial Area have been evaluated in the Sunset Industrial Area Plan EIR. The Sunset Industrial Area Plan EIR is incorporated into this EIR by reference. Because the lands surrounding the proposed road are designated primarily for industrial or commercial type uses, the County has planned for and is anticipating development on these parcels. As such, the road in and of itself would not create more land use impacts than already anticipated or planned for in the County’s General Plan. This would be a less than significant impact, not requiring mitigation.

#### **Mitigation Measure**

No mitigation is required.

#### **Impact**

##### **4.2.3 The project site could negatively impact designated prime, important, or unique farmland as defined by Placer County, the state, or federal government. This would be a less than significant impact.**

Because the soils are Class IV and in rangeland, the site does not rate as prime, unique or locally important farmland. Therefore, the Farmland Protection Policy Act policy does not apply. The

parcels within the project site are not under Williamson Act contract. No significant impacts to agricultural resources would occur.

**Mitigation Measure**

No mitigation is required.